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BOOKLET

ISSUED BY

**The Columbo Bay
Land Company**

OWNERS OF

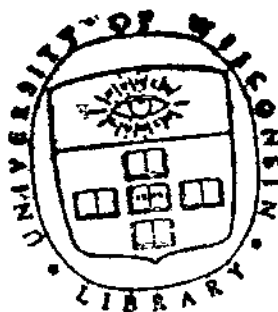
The Famous Vivijagua Estate

SITUATE ON

The Isle of Pines

West Indies

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LAND COMPANY

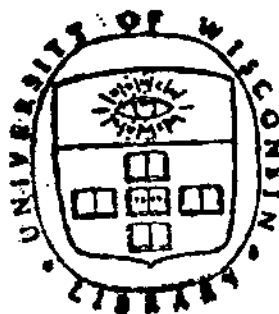


THE FAMOUS VIVIJAGUA ESTATE



THE ISLE OF PINES

WEST INDIES



Columbo Bay Land Company

(Incorporated Under the Laws of the State of New Jersey)

CAPITAL STOCK \$500,000.00

OFFICES

353, 354, 355 Frick Annex Building
PITTSBURG, PA.

OFFICERS

A. C. ROBERTSON, SR., Pres. and Treas.,	Pittsburg, Pa.
X. O. WERDER, Vice Pres.,	"
H. H. ROBERTSON, Managing Director,	"

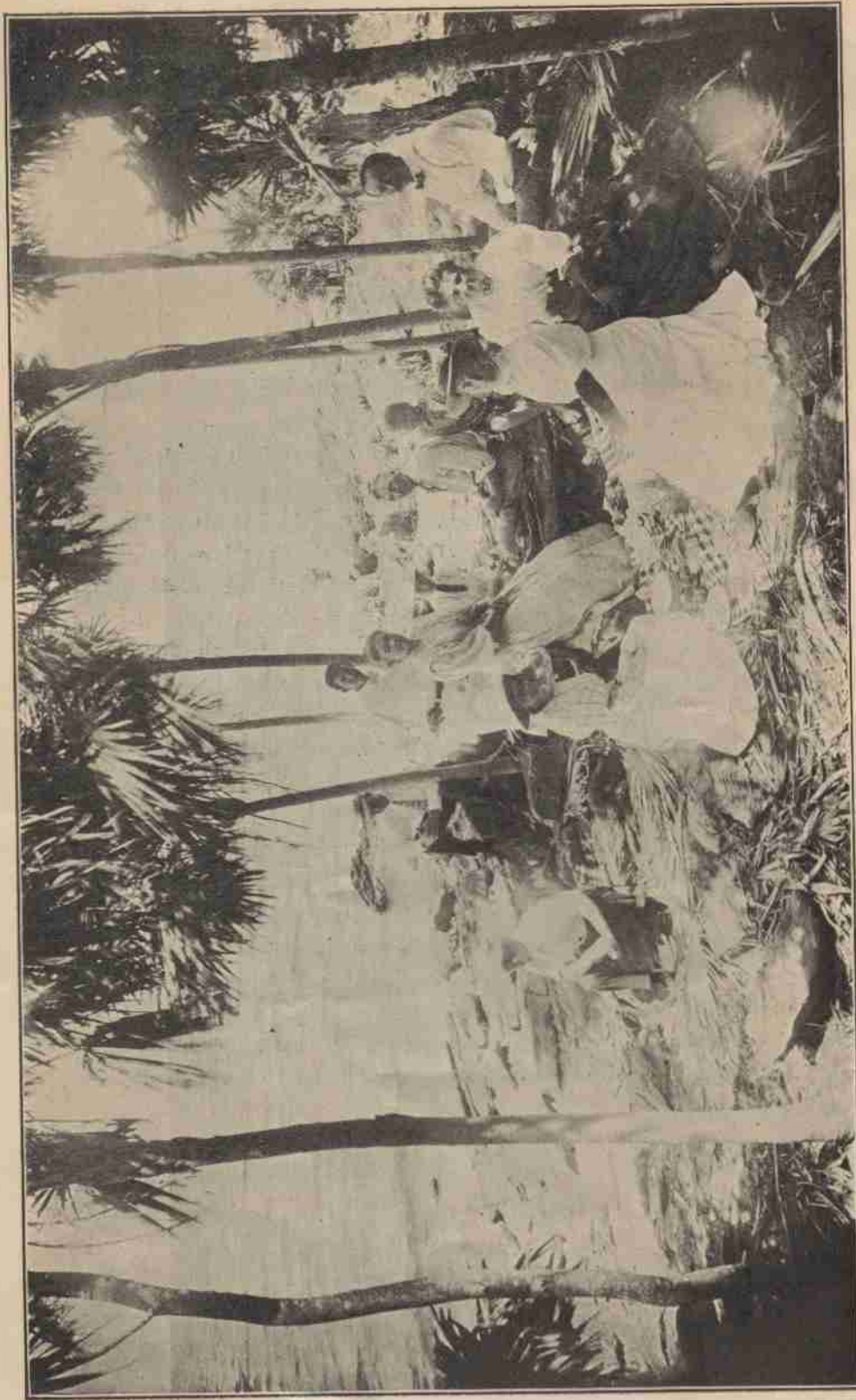
DIRECTORS

A. C. ROBERTSON, SR.,	Pittsburg, Pa.
X. O. WERDER, M. D.,	"
H. H. ROBERTSON,	"
W. H. KIRK, M. D.,	"
P. J. KEELING,	"
G. A. DILLINGER, M. D.,	"
S. M. HOWELL, M. D.,	"
B. E. COLLINS,	Vivijagua Estates, I. of P., West Indies
A. C. ROBERTSON, JR.,	" " " " "

INTRODUCTORY

IN behalf of the many requests that have been made to this Company for literature concerning the Isle of Pines and the Vivijagua estate, we endeavor in as concise a manner as possible to give a general idea of this wonderful little Island, and our own estate comprising eighteen hundred (1800) acres of the most fertile land in the Isle of Pines, or in the tropics, and which is situated on the northern coast and has for its north boundary line the Carabbean Sea.

The public at large are undoubtedly ignorant to the real position that the Isle of Pines has taken before the American public (within the last eight years,) and *were they* in a position to learn and absorb the facts there would possibly be a stampede to this Island, the like of which neither California nor Alaska ever experienced. The conservative business man who has invested heavily on the Island knows that the next five years are going to tell a tale that is going to cause the hesitating, skeptical individual to feel the full force of his doubts. The Island itself has been brought to its present state by a systematic and normal development of its resources; the men that are giving it their entire attention are in no hurry to make swollen fortunes for themselves, but *they are* in a position to make immense profits for others at a cost to them practically nominal, and you will find they are taking very effective measures to accomplish this end in as much as they well know that the undertaking of developing a new country is a very gradual one and it requires energy, persistence and money. The failure of which is sure to result detrimental not only to the large investor but to the small one also.



Picnic Party at the foot of Sierra de Vivijagua Mountain—People from all parts of the island come to enjoy the bathing and boating to be found on this Estate, which was formerly an old sugar plantation, and the remains of the mill, etc., are still to be seen.

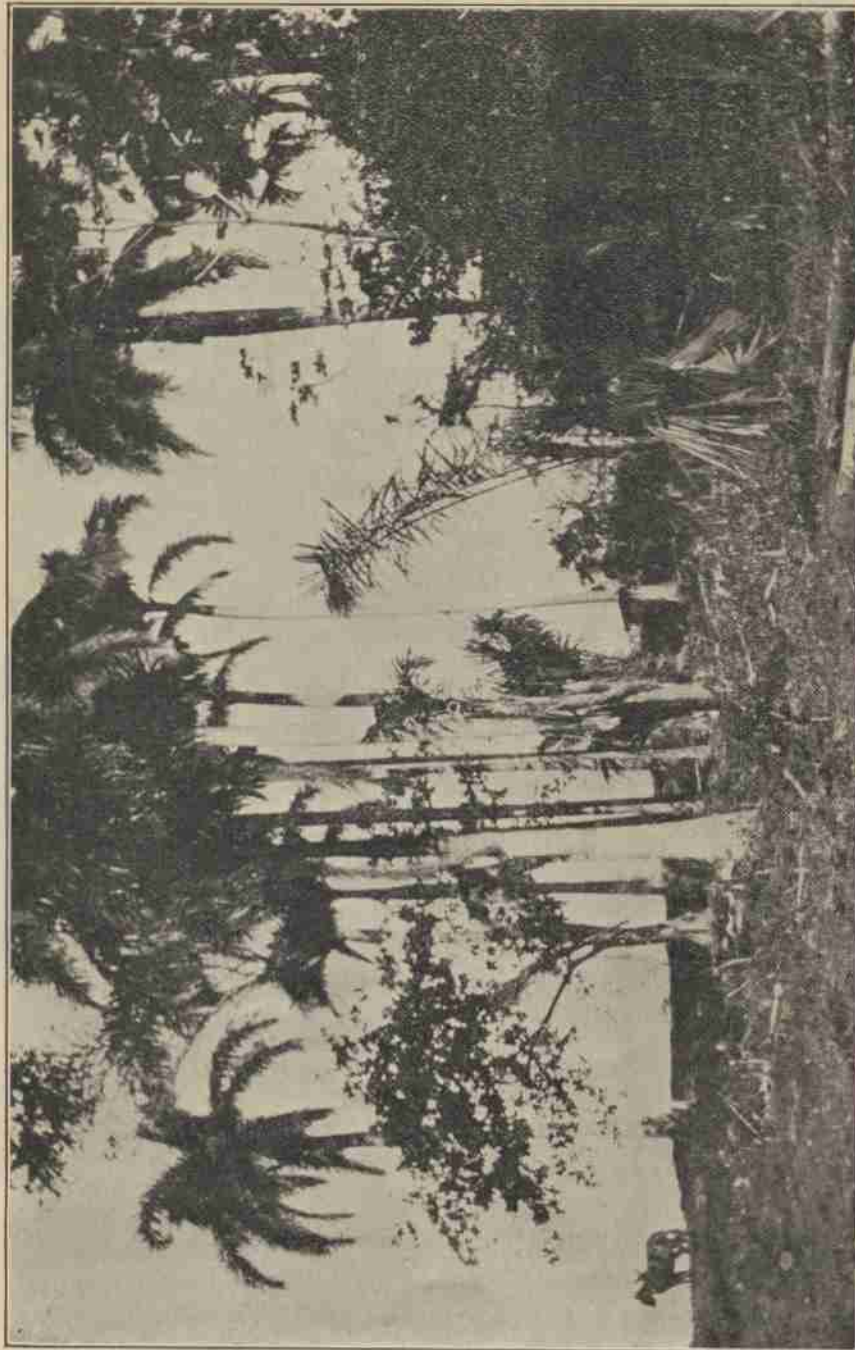


Large Laurel trees growing on the Vivijagua Estate—One will find on this tract numerous Royal Palms—a sign of rich soil—and many other tropical fruit trees.

THE geographical location of the Isle of Pines could not be better and if one would just take the time and study the location of the Island with respect to Cuba they can easily see that it is protected in such a way that hurricanes, cyclones, or tornados can never occur.

During the equinoctial period a few heavy wind storms arise, but they amount to little or nothing and to the fact that a great many small Keys (Little Islands) surround the greater part of the Island, being at a distance of ten miles from shore, makes an additional protection within itself.

The location of the Isle of Pines is such that its accessibility to the United States is most surprising. This little Island, thirty-five by forty miles, containing an area of 1240 square miles, and called the "Gem of the Carrabbean", lies south of southern Cuba sixty miles, is reached by one night's ride on one of the many steamers plying between the port of Batabano on the south coast of Cuba to the ports of Juerco, Columbia and Nueva Gerona on the Isle of Pines. This trip from Cuba to the Island is of a most pleasurable nature as the boats are large and commodious and every convenience is obtainable.



Beach lot recently purchased by Mr. John M. Atcheson from this Company, showing beautiful Royal Palms and other tropical foliage to be found on the beach front of the Vivijagua Estate—The Royal Palms shown above are not quite 100 feet from the sea proper.

Upon one's arrival on the Island the first and most enjoyable thing they encounter is the ideal climate no matter what time of the year that may be, and nothing can give you in detail a better insight into the nature of this climate than the report made by the United States Consul General Steinhart, at Havanna, which is as follows :

"The climate can certainly be described as one of the finest on earth. In fact, *the soil, climate and water of the northern portion are ideal.* The mercury seldom goes above 90° and never below 58° . The average for the year may be stated as 75° . The sea breezes penetrate every part of this Island, and, passing over the pine forests, are gentle and invigorating, tempering the heat of summer and lessening the cold of winter. The nights are generally cool and pleasant. There is no doubt that in time, as the island becomes better known, it is destined to be a most important health and winter resort, as the conditions of the climate and vegetation combined make it attractive both to invalids and others who are in search of a more uniform temperature or who may wish to escape severe northern winters."

As to the healthfulness of this island—which it might be said here has never known a case of yellow fever, cholera or any other epidemic—so much has been written that an attempt to put forth all the facts known would in itself take up the reading matter of this booklet. Possibly above all things that which has done more for those visiting the island in search of health has been its mineral waters, and it might be well to state here the chemical analysis which shows the following constituents per gallon :

Carbonate of Lime	-	-	-	460 grains
Carbonate of Magnesia	-	-	-	050 grains
Sulphate of Lime	-	-	-	080 grains
Sulphate of Magnesia	-	-	-	033 grains
Sulphate of Soda	-	-	-	040 grains
Chloride of Soda	-	-	-	033 grains
Hydroxide of Iron	-	-	-	0065 grains
Free Carbonic Acid Gas	-	-	-	015 grains

Combined with the health-giving waters, one has the opportunity of breathing the pure sea air and enjoying the equable temperature, all of which everyone knows are conducive to the curing of disease and the extending of human life.

Rich soil, a goodly supply of pure water are absolutely necessary to the raising of vegetables and the bringing to bearing a Citrus Fruit Grove,



This cut shows one of the numerous pineapple fields to be found on the island under cultivation. Pineapples grown under the favorable climatic conditions and rich soil of the Isle of Pines average 10 lbs. in weight and their lusciousness is far superior to Florida or California.

and we can truthfully say that nowhere in this hemisphere can a better combination of both be found than on this little island of 800,000 acres 600,000 of which is tillable land the other 200,000 acres being taken up by the "Gran cienega de Lanier," and the land lying south of it, which is composed principally of a Coral Rock formation on which there is a heavy growth of hardwoods trees.

Small streams called arroyos flow in all parts of the island and irrigation is unnecessary while the different kind of soils to be found are of several distinct varieties, namely: A dark loam, light sandy loam, red gravel underlaid with a fine yellow sub-soil and an extremely light soil all of which are suitable to the raising of either Citrus Fruit or vegetables.

The markets that this island has for the placing of all the produce it may raise are many. In the first place few people realize that it is 2000 miles nearer to New York, the great Eastern Market, than California, and that in shipping by water they are able to place their goods in this market within the same time as Florida. The distance to Mobile and New Orleans, the ports of entry for all shipments to be made to the Southern and Central States, is just a little over 600 miles. The most important thing to be considered in regards to the marketing of all products raised on this island is the fact that it will always have an all water route, thus doing away with the exorbitant freight rates charged and imposed on shipments made by rail and it has also been demonstrated by the growers of fruit and vegetables that the seasons of planting can be arranged in such a way on account of the climatic conditions that either an early or late market can be catered to thus insuring the planter a far better price than if he would have to cast his lot with the others and take what is offered.

The population of the Isle of Pines should be an incentive to any one who is contemplating buying land in the West Indies. It is composed exclusively of Americans in fact 97 per cent of the island is owned outright by Americans and it is indeed a community Americanized in every sense of the word. Undoubtedly it is the only location in the West Indies where one can find a white man's civilization and where the nature of the place seems almost to demand the Caucasian race. The few natives that are on the island are of Indian Extraction and make very suitable help for the planting of fruit and raising of vegetables which the American is engaged in doing. The native is honest, thrifty and makes a very desirable workman around what is termed the "finca" or Plantation. The negro population of the island is almost nil.

How much better it is to live on this island surrounded by your own countrymen than to take up your residence in other parts of the West Indies where there is such a mixture of races that ones life is in jeopardy at all times. This is a point that one should weigh well before deciding to invest in any of our neighboring islands, for many have been the failures where one had to contend with what they would get in the way of help, etc., from such islands as Hayti, Jamacia, Porto Rico, the Bahamas, Philippines, Hawaii and even the Island of Cuba. As the above gives in a general way an outline of the Isle of Pines and before taking up our own proposition it might be stated in conclusion that the topography of this island is almost perfect, it being diversified by rich valleys, beautiful low mountains covered with rich

tropical foilage and numerous hard wood trees, the lay of the land itself being of a rolling nature. As to the seasons of the year, they are divided into two, namely, the wet and the dry. The first beginning around the middle of April and lasting until the end of September, while the second starts with the close of the first and lasts until the first of April. The exact beginning and closing of these seasons is difficult to determine as each year seems to vary a month or so.

The rainy season consists of showers. Continual cloudy weather is unknown and those who have passed the summer there are all of the opinion that with the coming of the rains interspersed with sunshine and the fact that the nature of the land is such that immediately after the showers absorption take place and "muddy roads" are unknown, that this season of the year is equally as good as the other. The better element of the Cubans seem to enjoy the summer months to advantage as they realize that during



Fruit packed and crated being hauled to the dock for Northern markets—This picture gives an idea of the perfect roads to be found everywhere on the island—A decided advantage over other new countries.

these months of the year the Isle of Pines is much cooler than Cuba and in one's visiting the island during this season of the year they will find the hotels pretty well filled up with the very best class of Cubans.

Thanks to the Cuban government and the administration of Governor Magoon, good roads, the equal of which cannot be seen anywhere in the United States, are to be found in every section of the island. With the expenditure of over \$200,00.00 within the last two years one can readily see that bad roads are an impossibility.

In pursuance of the above let it be stated that the intelligence, energy and influence at work for the development of the Isle of Pines is such that the final outcome and destiny of this little island lies within the coming five years and those who are fortunate enough to have been induced to cast their fortunes with those progressive men who are giving their undivided



View of one of the beaches owned and controlled by this Company—Note the perfect contour of the beach and the ideal background.

attention to place this land—"Known as a spot endowed by the hand of Providence with so many blessings, willfully denied to her by men incapable of correct judgment, and who may, fortuitously, in the course of time stand in need of her favors"—before the American public, will never live to see the day that they can speak otherwise than good of the Isle of Pines.

The Vivijagua Estate

IN taking up a few points for consideration in this little booklet in regards to the Vivijagua Estate, it might be worthy of mention to state that the estate is owned outright by the Columpo Bay Land Company and the fact that it was purchased from Benito Oritz, Governor of the Isle of Pines, insures the investor at once as to the validity of title and further, the attrac-



Sectional view of the new concrete bungalow hotel built by this Company for the accommodation of those interested in the Vivijagua Estate—This hotel lies 400 feet from the bathing beaches and with the Sierra de Vivijagua Mountains in the background, is undoubtedly a sight that will be remembered by all visitors.

tions offered are the climate, the beauty of the natural surroundings, fishing, bathing and boating in waters tranquil, delightful in temperature and in aspect, and as to the advantages that are available, the pages following give a slight insight of the same.

Personnel of the Company

The men that are interested in this tract of land have made a business success of life, and as to their standing, this can be had any place or anywhere within their own cities. Their object is to simply build up this beautiful little island and in so doing make for the betterment of themselves and those who may join them.

Location

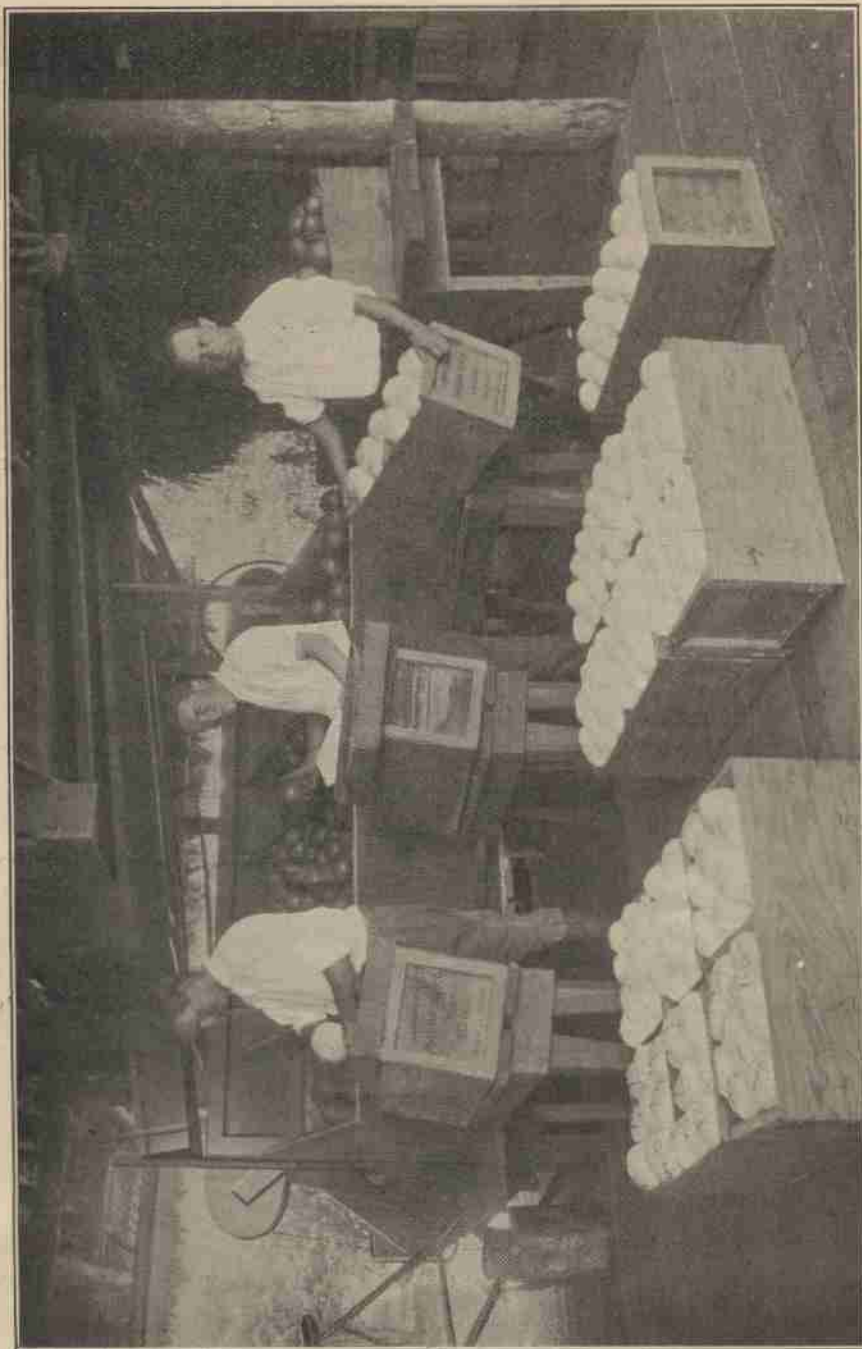
This estate is on the northeastern end of the Isle of Pines, five miles of beautiful bathing beaches along the Carrebean sea, marking the northern boundry; on the east lies Cayo Gordo and the west joins the large holdings of T. J. Keenan of Pittsburg, Pa., one of the heaviest interested Americans in the Isle of Pines. The southern part lies close to those lands taken up and held by the Cuban government.

Deep Water Harbor

The west end of this estate overlooks one of the most beautiful and awe-inspiring bays to be found in the West Indies. Soundings have been made recently by this Company and the report of the Engineers show 50 feet of water 300 feet from the old dock used by the Spaniards in shipping their cane, marble and tobacco to the old country. This bay makes a land lock harbor and all the large fruit boats drawing from 12 to 18 feet of water can lay at perfect safety. Boats landing at the docks of this Company will in their departure for the Northern markets take their course due north-east along the Yucatan channel which is such a short distance from this bay that even now the large fruiterers can be seen coming and going to the South and North American ports.

Easy Shipping Facilities

Undoubtedly this tract of land has the easiest shipping facilities of any on the island. It being only three miles to Nueva Gerona by our new road, and a little more than five miles by way of the government road running from the town of Columbia. The Company has just completed their new



A pleasurable occupation enjoyed by old and young—Once you obtain the fruit, there is no difficulty in disposing of the same.

Calzado (Spanish for boulevard) which joins up with the Columbia Calzado thus giving a perfect road to the ports of Columbia and Jucaro, the only two shipping points on the island outside of Nueva Gerona.

Soil

The soil of this tract is of that nature that it will produce citrus fruit, vegetables, tobacco, sugar cane, bananas and all other tropical fruits. Of the above mentioned all are now growing on this particular piece of land.

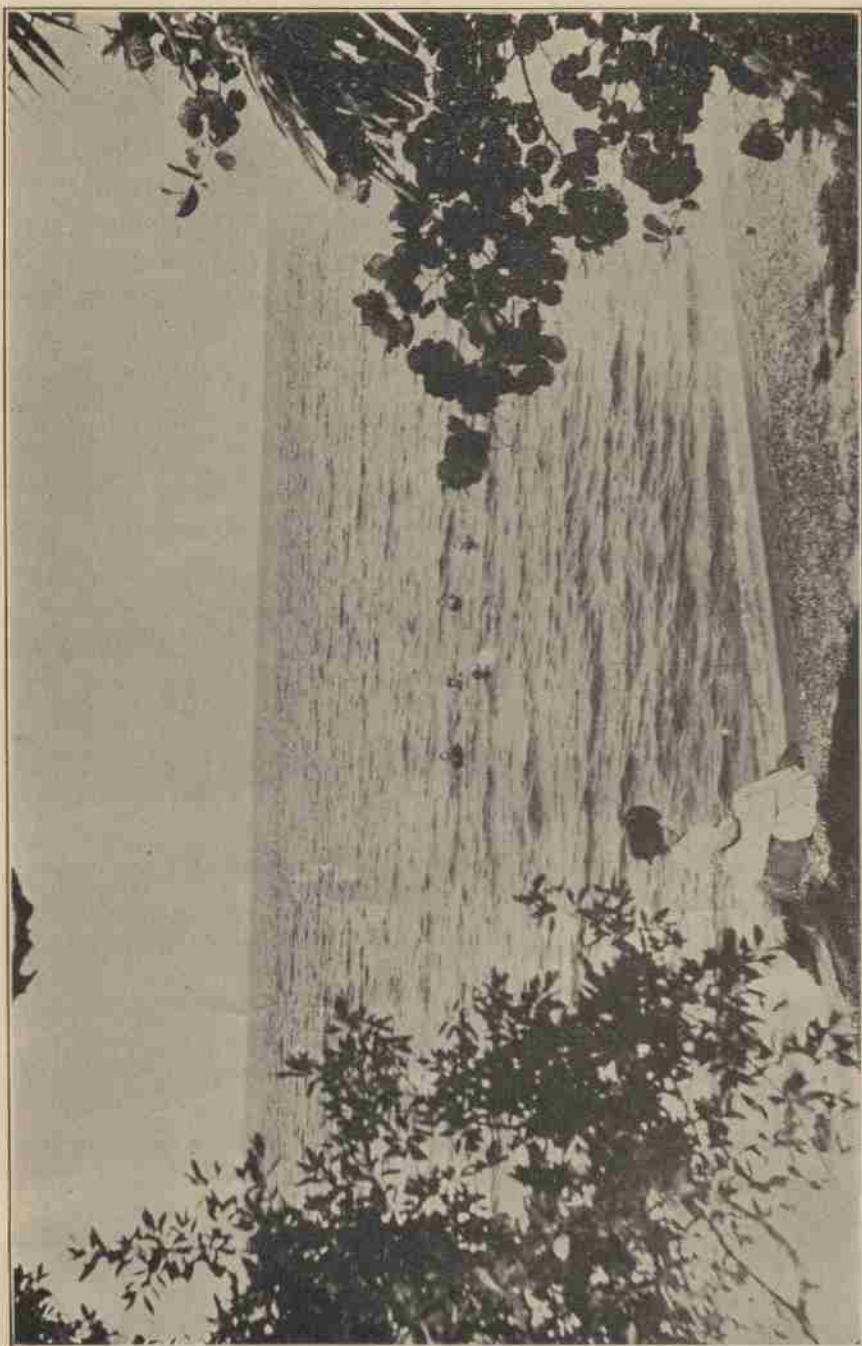
The soil in itself consists of three distinct varieties: A dark loam, light sandy loam and the rich red tobacco and cane soil which one will find to be the prevailing soil in those provinces of Cuba that have become famous for the raising of tobacco and sugar cane. This estate has an advantage in the fact that located on it is a beautiful small chain of mountains. This, as all expert soil men know, allows the land adjoining to derive the benefit of the seepage and possibly this accounts for the richness of all the land lying near these most picturesque mountains.

Inland Waters

The waters found in the streams and many springs on this estate are of such a character that undoubtedly with the advent of a few years their qualities will become so well known that this in itself will be the cause of hundreds of people coming to the Isle of Pines and visiting this famous old estate. Adjoining the hotel the Company has had drilled an artesian well the water from which is forced up to a large concrete tank where a sufficient flow can be had to at all times supply those building bungalows on the estate with running water and at the same time give ample fire protection.

Class of Settlers

Anyone caring to invest with this Company is able to learn from the different Directors, that of the land sold by each, none of it will be held for speculation as all those who have purchased intend or are at the present time building homes and setting out citrus fruit groves. This Company has catered to a class of people who will *do things*, and naturally not only be a benefit to the Vivijagua Estate but the island in general. The fact of having people that will improve their holdings incidentally enhances the valuation of the property and insures the buyer from any danger of casting his lot with people who have bought purely for speculation.



Bathers enjoying the water at Vivigagua beach. This picture gives a very good conception of the depth of water from the shore line and for bathing one can readily see it is safe for children or adults.

Key-View-By-the-Sea

The above is the name of the town we are at the present time selling for the location of winter homes, and inasmuch as we have plotted this town site along the beautiful bathing beaches of this estate, gives it a decided advantage for living purposes as one will be able to enjoy the bathing, boating and fishing that abounds in this section.

The beautiful foliage and tropical growth to be found on a great many of the lots in this town site would, if they could be viewed by the people interested, command a more ready market and few would be left to sell those who will visit the estate this coming winter. Many of our town lots have been bought by those people who are at present putting out their acreage land in fruit, thus giving them a beautiful home site in close proximity to the development work that they may be undertaking.

Hotel Accommodations

On the estate of this Company has been built a beautiful concrete hotel of the bungalow style of architecture. This hotel is run in as up to date fashion as is possible, and every available opportunity is being taken advantage of to please the guests. The rates charged are as follows: \$3.00 per day, \$18.00 per week, \$60.00 per month.

With the completion of our own roads through the estate to the only desirable bathing beaches on the island and the picturesqueness of the location that this hotel commands, undoubtedly has made it *the* place of the island.

Bathing, Boating and Fishing

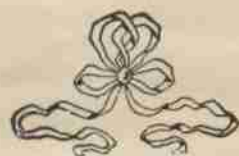
As to the delightful bathing that can be had on this estate, a close examination of the cuts showing the beaches of this estate is in itself convincing. As to boating and fishing, the beautiful bay at the northern end of the tract affords both. Sailing and motor boats can be used without any danger, while the angler is afforded unlimited sport the fishing being abundant and varied. The Tarpon or "Silver King" is plentiful, while the waters abound in all kinds of smaller game fish.

The land of this estate is finding a ready sale in and around Pittsburg, Pa., and those who care or desire to join this Company in trying to establish a location where all the requisites of life are obtainable, are advised to arrange all details at their earliest convenience, and they will find that by either writing or calling at the home offices of the Company, a fair and impartial opinion will be given of this wonderful little island that undoubtedly is destined to lead the world in the production of Citrus Fruit and winter vegetables.

The cost of planting a citrus fruit grove by this Company, of the five acres shown in the cut on opposite page would be: Clearing, \$100.00, fencing, \$40.00; plowing, \$30.00; harrowing, \$15.00; buying 350 trees at 40c per tree, \$140.00; staking, digging holes, fertilizing, planting, etc., \$77; care of grove first year, \$250.00; care of grove second year, \$275.00; care of grove third year, \$300.00. At the end of the third year the trees will bear and then it is optional with the party interested as to whether they will permit them to do so or wait another year or so and naturally get a more matured fruit. The profits from a Citrus Fruit Grove are from \$300 to \$600 per acre.

This statement will be verified by any of the planters now shipping from the island. Thus one can see that a little money judiciously expended will give an income the like of which can not be obtained in our large cities of the States unless one is provided with an abundance of capital.

It might be stated here for the benefit of those who know nothing about the raising of Citrus Fruit that unless exceptionally good care is given to a grove from the time it is planted the time of reaching its maturity will be extended accordingly, and one must be prepared at all times to give the necessary care and attention. A Citrus Fruit grove after its maturity is of a most hardy nature and *frost* is the only thing that is detrimental to the tree and fruit.



MAP OF THE VIJAGUA ESTATE

ISLE OF PINE S. W. I.

Scale of Feet.

THE COLUMBO BAY LAND CO., PROPRIETORS

FIN G

N S E A
BATHING



MAP OF THE VIVIJAGUA ESTATE

ISLE OF PINES, W.I.

Scale of Feet

THE COLUMBO BAY LAND CO., PROPRIETORS



MAIN
OF THE
VIVIJAGUA
ISLE OF PINE

Isle of Pine
THE COLUMPO BAY LAND



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